

## \$545,800 - 10944 34a Avenue, Edmonton

MLS® #E4453150

**\$545,800**

4 Bedroom, 2.50 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Fully Renovated. 1288 sq ft bungalow with separate entrance for basement in DUGGAN COMMUNITY! Stunning, spacious, 4 bedroom, 2 car garage, bungalow nestled in a quiet cul-de-sac across from island park in the sought after community of DUGGAN. Upgrades include: Central Air Conditioning, luxury vinyl plank flooring 2022, new furnace 2024, Water tank 2024, Roof 2025, customer blinds 2021, New renovated bathroom 2022, new renovated en-suite 2025, New carpet basement, new closet doors, new gutters 2022, new lighting, freshly painted. Oversized double garage attached. Vinyl windows, custom kitchen, basement 2nd kitchen/nanny suite. Primary bedroom features 2 spacious closets and en-suite bathroom. Large 55 x 130 ft lot. Fully fenced yard w fruit trees & ground level deck. New cement pad in garage, new front porch reinforcement, new front landscaping. Close to schools, UofA, shopping, Southgate. Easy access to Whitemud and Henday. Walking distance to LRT. This beautiful, well cared for home, will not last!

Built in 1973

### Essential Information

MLS® # E4453150

Price \$545,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,289                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10944 34a Avenue |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2V1          |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Over Sized                                             |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing, Glass Door                                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                                          |

**Exterior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                    |

**School Information**

|            |            |
|------------|------------|
| Elementary | Duggan     |
| High       | ME Lazerte |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 16           |

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Listing information last updated on August 26th, 2025 at 11:18am MDT